



THE AIR CENTER

16503 & 16505 Air Center Blvd, Houston, TX 77066



LOGAN ZHOU

Principal

(832) 495-8855

Logan@gtcapitalusa.com

**FOR LEASE
INDUSTRIAL / FLEX SPACE
100% HVAC (OFFICE + WAREHOUSE)**

 7324 Southwest Fwy. Suite 600, Houston, TX 77074

 (832) 831-5885

 www.GTCapitalUSA.com

GT CAPITAL

PROPERTY INFORMATION

LOCATION

**16503 & 16505 Air Center Blvd,
Houston, TX 77032**

DELIVERY

Year Built	Availability
2001/2021	April 2025

SIZE

Lot Size	Gross Leasable Area
4.4194 AC	40,000 SF

Available	Docks
22,000 SF	2 Docks/2 Drive-ins

BASE RENT

\$1.25 psf/mo (outside storage included)

OPEX	PARKING SPACE
\$0.47 psf/mo	±292

TRAFFIC COUNTS

Rankin Rd	13,820 VPD	Air Center Blvd	3,170 VPD
------------------------	-------------------	------------------------------	------------------

OUTSIDE STORAGE

Approx. 1.6 Acres Outside Storage Capacity on 6" to 7" of Reinforced Concrete



THE AIR CENTER

PROPERTY HIGHLIGHTS

- ★ Situated in a premier 1st Class Business Park
- ★ 100% climate controlled
- ★ Class A Flex Industrial Property with modern design and functionality
- ★ Prime Location with excellent accessibility
- ★ Exceptional interior and exterior construction quality
- ★ Strategic Positioning – just 7 minutes from IAH / George Bush Intercontinental Airport via Hardy Toll Road
- ★ 6" to 7" of concrete for drives, parking & outside "lay-down" storage

AREA HIGHLIGHTS



Transportation
Security
Administration



2022 DEMOGRAPHICS SNAPSHOT

POPULATION	3 MILE	5 MILE
Total Population	81,200	288,000
Median Household Income	\$57,000	\$61,300
Number of Employees	56,700	209,000

RENDERING



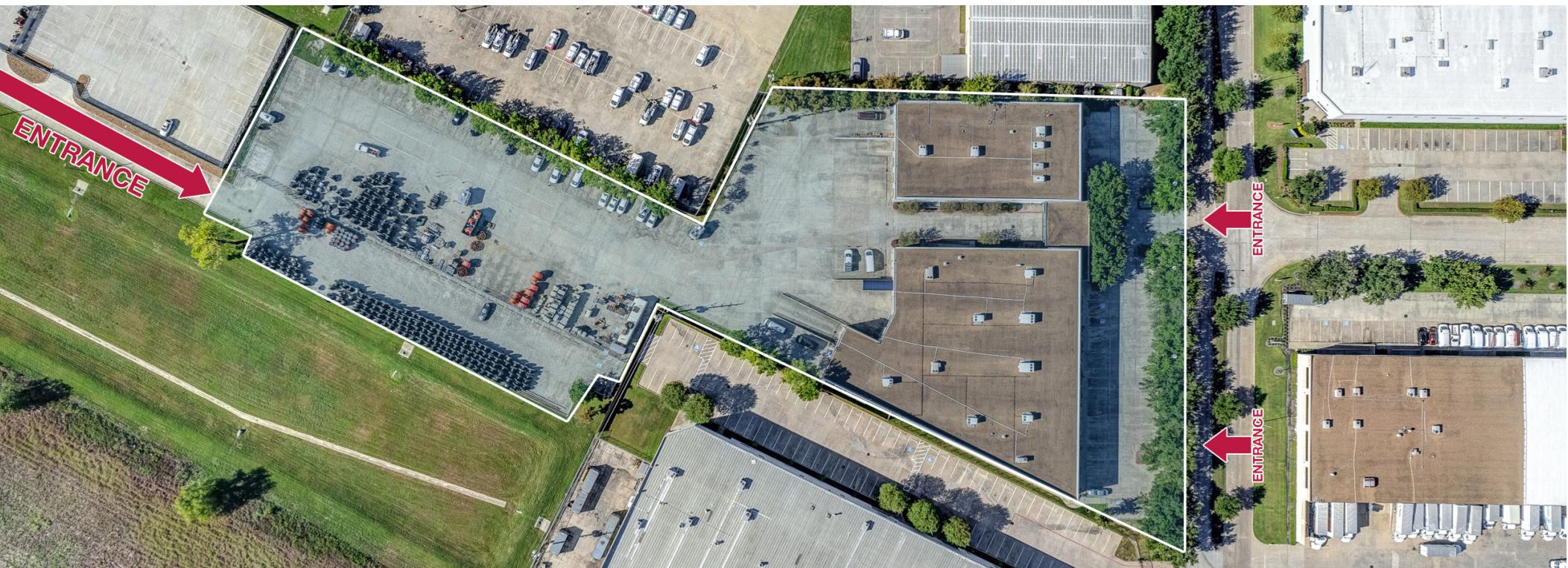
PROPERTY OVERVIEW

AIR CENTER

This prime property is a high end, tilt-up flex industrial property with excellent tenant improvements situated on a 4.4-acre site. The site has outstanding parking and a 2-acre capacity for outside storage on 6" to 7" of reinforced concrete. Parking, drives and outside storage are all constructed of 6" concrete.

SITE

The site is comprised of 4.4194 acres or 192,509 sq. ft. which translates into almost a 5 to 1 ratio of land area to building. The site is irregular in shape with level topography and is not located in a flood zone.



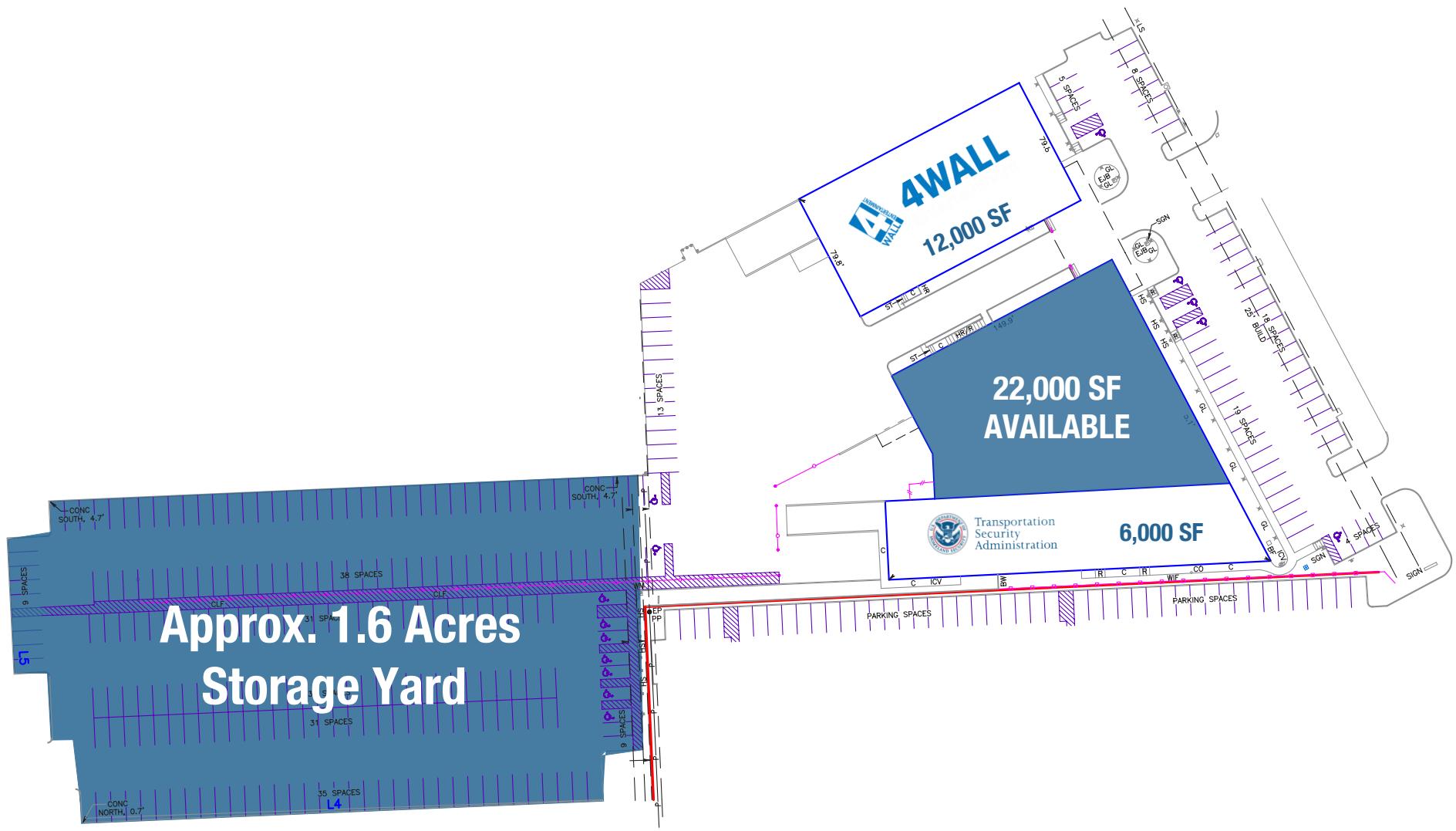
LOCATION

The property is located within a CENTRAL GREEN, a highly deed restricted business park on the west side of Air Center Boulevard just one block north of the Hardy Toll Road, which is a direct shot to George Bush Intercontinental Airport and the Sam Houston Tollway which serves as a beltway to all major traffic arteries in Houston.

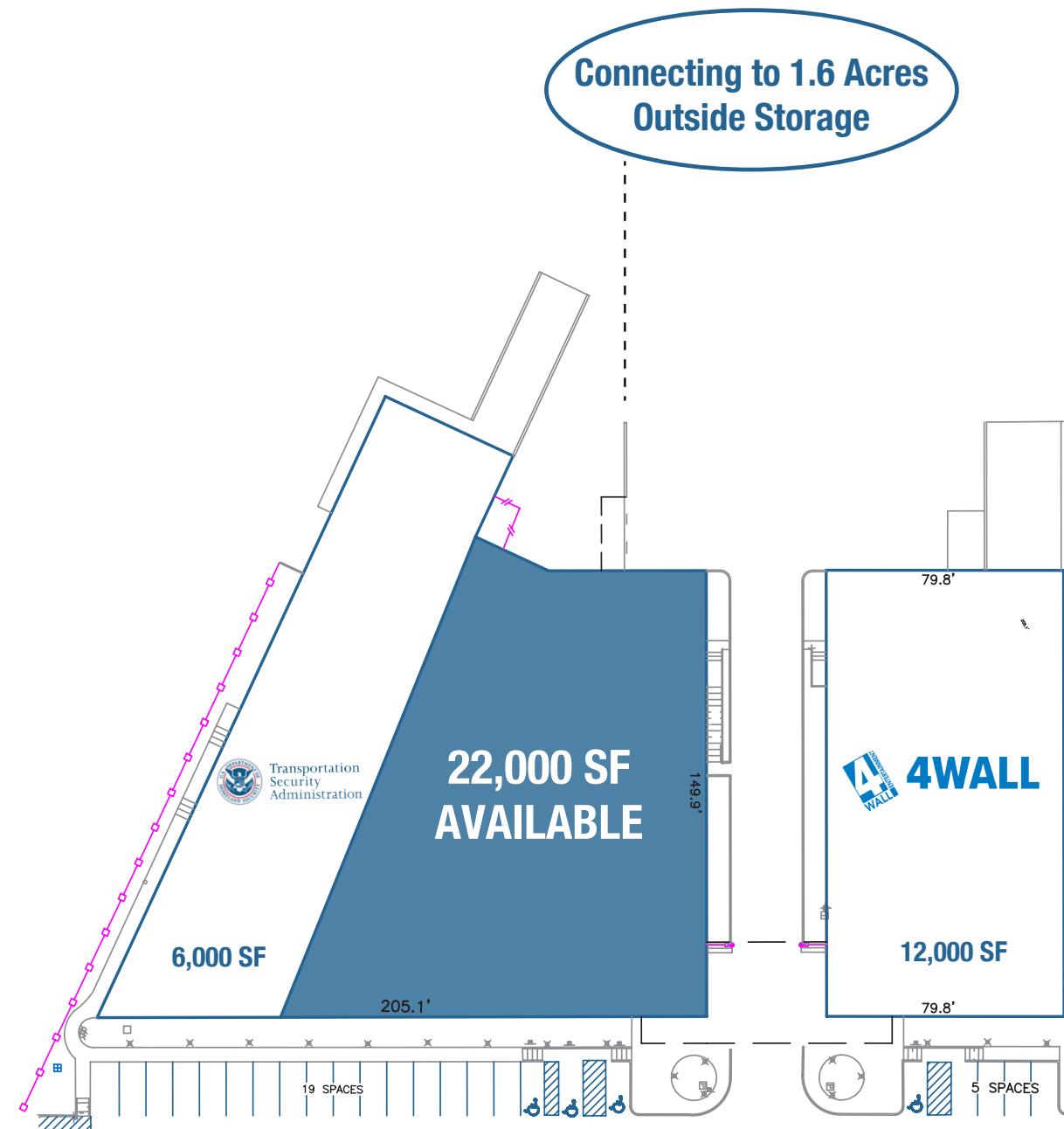
FACILITY DETAILS

This 40,000 sq. ft. property is improved with two flex buildings connected by a covered breezeway and was constructed using a concrete tilt wall and steel frame system with concrete and glass paneled exteriors, a flat roof system on a reinforced concrete slab. The subject was originally built in 2001 and updated in 2020 and 2021.

SITE PLAN



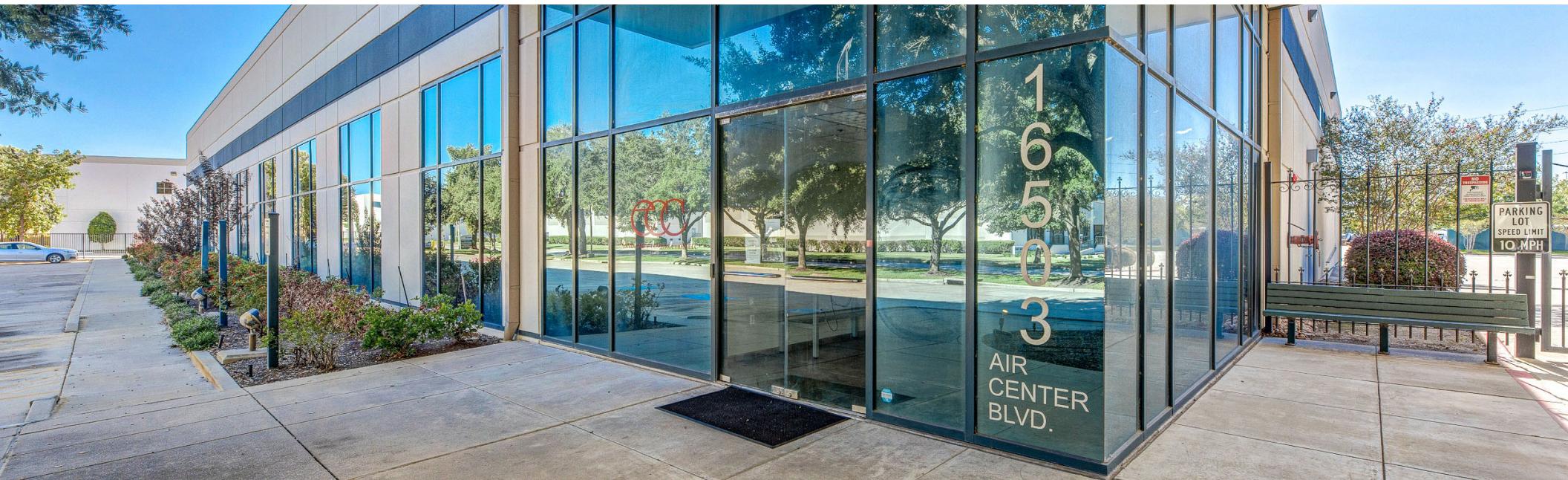
SITE PLAN



RENDERING



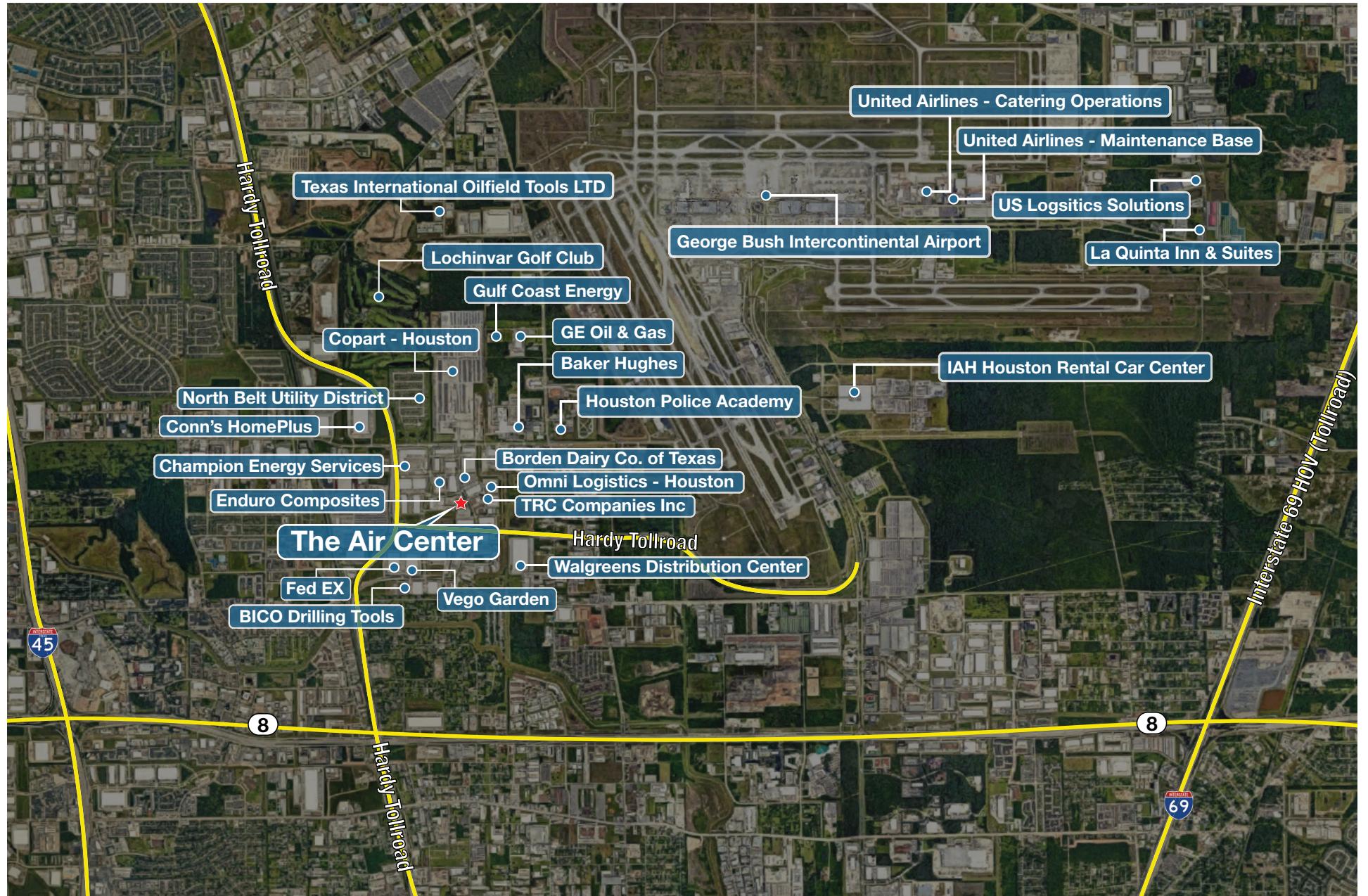
RENDERING



RENDERING



AERIAL



AERIAL



INFORMATION ABOUT BROKERAGE SERVICES



Equal Housing Opportunity

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

GT Capital	9012635	admin@GTCapitalUSA.com	(832)831-5885
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.		Phone
Rodney Dean Henson	457024	admin@GTCapitalUSA.com	(832)831-5885
Designated Broker of Firm	License No.	Email	Phone
Rodney Dean Henson	457024	admin@GTCapitalUSA.com	(832)831-5885
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Logan Zhou	0639394	logan@GTCapitalUSA.com	(832)495-8855
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission
TXR-2501
Realm Properties, 14090 Southwest Fwy, Ste 102 Sugar Land, TX 77478
Geng Zhou

Information available at www.trec.texas.gov
IABS 1-0 Date
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201
Fax: 8324958855
Phone: 8324958855
Geng Zhou
www.wolf.com